Karen Johnson Davidson County
Batch# 843262 DEEDWARR
04/20/2022 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20220420-0045940

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me this 14th day of April, 2022.

Notary Public
My commission expires: 02-01-2025

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Paula Ottaway<br>3087 Hathaway St.<br>Franklin, TN 37064 | Same | 172-12-0D-023-00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Black Agnes Investments, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Paula Ottaway, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. C-2 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426 and as established by Declaration of Lenox Village of record in Instrument No. 20020315-0032826 and Supplemental Declaration as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Black Agnes Investments, LLC, Tennessee Limited Liability Company by deed from Mary Margaret Edwards, an unmarried woman of record in Instrument No. 20180314-0023885, Register's Office for Davidson County, Tennessee, and dated March 13, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Town Center Homes at Lenox Village of record in Instrument No. 20050120-0007426 Register's Office for Davidson County, Tennessee.

2. Quitclaim Deed of record in Instrument No. 20020501-0053757 and re-recorded in Instrument No. 20020507-0056338 Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record in Instrument No.20020408-0042676 and Instrument No. 20050822-0099609 Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Book 7361 Page 230 Register's Office for Davidson County, Tennessee.

5. Grant of Easement of record in Instrument No.20130626-0065783 and of record in Instrument No. 20130916-0097049 Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement of record in Instrument No. 20011129-0130322, 20030923-0140666, and 20040310-0027422 Register's Office for Davidson County, Tennessee.

7. Easement contained in Warranty Deed of record in Instrument No. 20010103-0000902 Register's Office for Davidson County, Tennessee.

8. Charter of Lenox Village Town Center Association of record in Instrument No. 20031016-0153550 Register's Office for Davidson County, Tennessee.

9. Charter of Lenox Village Neighborhood Association of record in Instrument No.20020412-0045831 Register's Office for Davidson County, Tennessee.

10. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20020315-0032825, 20060321-0032382, and 20060612-0069716 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 7005 Lenox Village Drive, C2, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of April, 2022.

Black Agnes Investments, LLC, a Tennessee Limited Liability Company

By: _____

Wallace Huntington Dunbar, III, Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

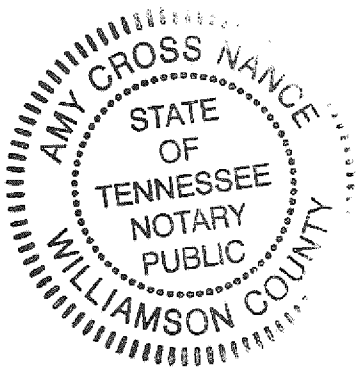
Before me, _____ of the state and county mentioned, personally appeared Wallace Huntington Dunbar, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Black Agnes Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Wallace Huntington Dunbar, III as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, at office in _____, this 14th day of April, 2022.

_____
Notary Signature

Printed Name: _____

My commission expires: 2/12/27



**Tennessee Certification of Electronic Document**

I, Patricia Nicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04-14-2022 (date of document).

Affiant Signature

04-14-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

